

[illegible]

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	319.16	530.00	34°30'10"	S1°58'02"E	314.36
C2	452.83	504.81	S1°24'28"	N07°31'54"W	437.89
C3	302.22	430.00	40°16'10"	S01°57'47"E	286.04
C4	7.45	5.00	85°23'06"	N20°35'41"E	6.78
C5	498.61	400.00	71°25'07"	S81°00'07"E	466.95
C6	27.25	370.00	04°13'12"	S16°03'42"W	27.25
C7	29.86	370.00	04°37'26"	N11°38'23"E	29.85

UNPLATTED
155.3 ACRES
(VOL. 7903, PGS. 701-708, O.P.R.)

SCALE 1" = 100'

LOT 1
BLOCK 10
N.C.B. 17600
(21.10 ACRES)

PLAT NO. 000367

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
FAX: 210.375.8001

NOTES:

- 1/2" IRON RODS WITH YELLOW CAP MARKED "TAYLOR-HAMSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION ARE THOSE SHOWN BOUND.
- BEARINGS FOR THIS PLAN ARE BASED ON THE 1983 COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
- BEARINGS SHOULD BE ROTATED 00°00'23" CLOCKWISE TO MATCH N.A.D.83.
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SURFACE AND SUBSURFACE.
- N.A.D.83 GRID COORDINATES DERIVED FROM LONESTAR, 1953 (P.140, MAY1808)
- N. 137°15'22.122"E D. 214.580, 8.364
- N. 137°15'21.983"E D. 10.0
- N. 137°15'26.212"E D. 212.703, 60.919
- BITTERS, 1983 (P.140, MAY1808)
- N. 137°56'58.424"E D. 912.371, 73.719

XDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY XDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY XDOT.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAN IN PERSON OR THROUGH A
DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC
FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS
AND PUBLIC PLACES THEREON SHOWN FOR _____ PURPOSE _____ AND CONSIDERATION
THEREIN EXPRESSED.

OWNER: ALL 2 CH

(30', 25' AND 18' OFF-SITE EASEMENTS ONLY)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Daniel L. Deichert KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF November AD 2006.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
 A PERSONAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY
 SUPERVISION.

 REGISTERED PROFESSIONAL LAND SURVEYOR


SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF November
 A.D. 20 22

 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

John P. Kiro
COUNTY CLERK OF SAID COUNTY

DO HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD IN MY OFFICE, ON THE
4th DAY OF *June*, A.D. *1961* AT *1:57 P.M.* AND DULY RECORDED
THE *178* DAY OF *June*, A.D. *1961* IN THE RECORDS OF SAID COUNTY
IN BOOK VOLUME *45-94* ON PAGE *209*
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
4th DAY OF *June*, A.D. *1961*

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *John P. Kiro* DEPUTY

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF November
AD 2002.

[Signature]

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF ~~Mississippi~~ **Alabama**
COUNTY OF **Chilton**

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John B. Hall

STATE OF IN
COUNTY OF Jackson

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shelley P. Hines who is known to me to be the person whose name is subscribed to the foregoing instrument, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF November AD 2000.

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA. TV. = CABLE TELEVISION
SAN. SEWER = SANITARY SEWER
ESMT. = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
OF BEXAR COUNTY, TEXAS
D. & P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
----- PROPOSED VERTICAL CHANGE IN ELEVATION
----- PROPOSED CONTOUR (ELEVATION 1082)
----- EXISTING CONTOUR
----- -1090-----
Ind. 1/2" I.R. = FOUND 1/2" IR ROD WITH YELLOW CAP MARKED

EDWARDS AQUIFER RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.6 OF THE TEXAS WATER CODE. THE LATEST EDITION THEREOF HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRACC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRNCC.

DETENTION NOTE
DETENTION WILL BE PROVIDED FOR LOT 1, BLOCK 10, N.C.B. 17600 UNDER THE PLAT OF ENCINO COMMONS SUBDIVISION, UNIT-1 (PLAT NO. 000455). NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1, BLOCK 10, N.C.B. 17600, BRISTOL PARK AT ENCINO COMMONS, UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY THE DRAINAGE ENGINEERING SECTION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

SUBDIVISION PLAT
OF
BRISTOL PARK AT ENCINO COMMONS

BEING LOT 1, BLOCK 10, NEW CITY BLOCK 17600, A 21.10 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 8569, PAGES 1551-1558, AND A 30' OFF-SITE SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND DRAINAGE EASEMENT (0.4536 ACRE), A 25' OFF-SITE SANITARY SEWER AND DRAINAGE EASEMENT (0.3966 ACRE) AND A 16' OFF-SITE SANITARY SEWER EASEMENT (0.5083 ACRE) ALL OUT OF A 155.3 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 7903, PAGES 701-708, ALL IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BRISTOL PARK AT ENCINO COMMONS HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION,
DATED THIS 13 DAY OF December, A.D. 2000

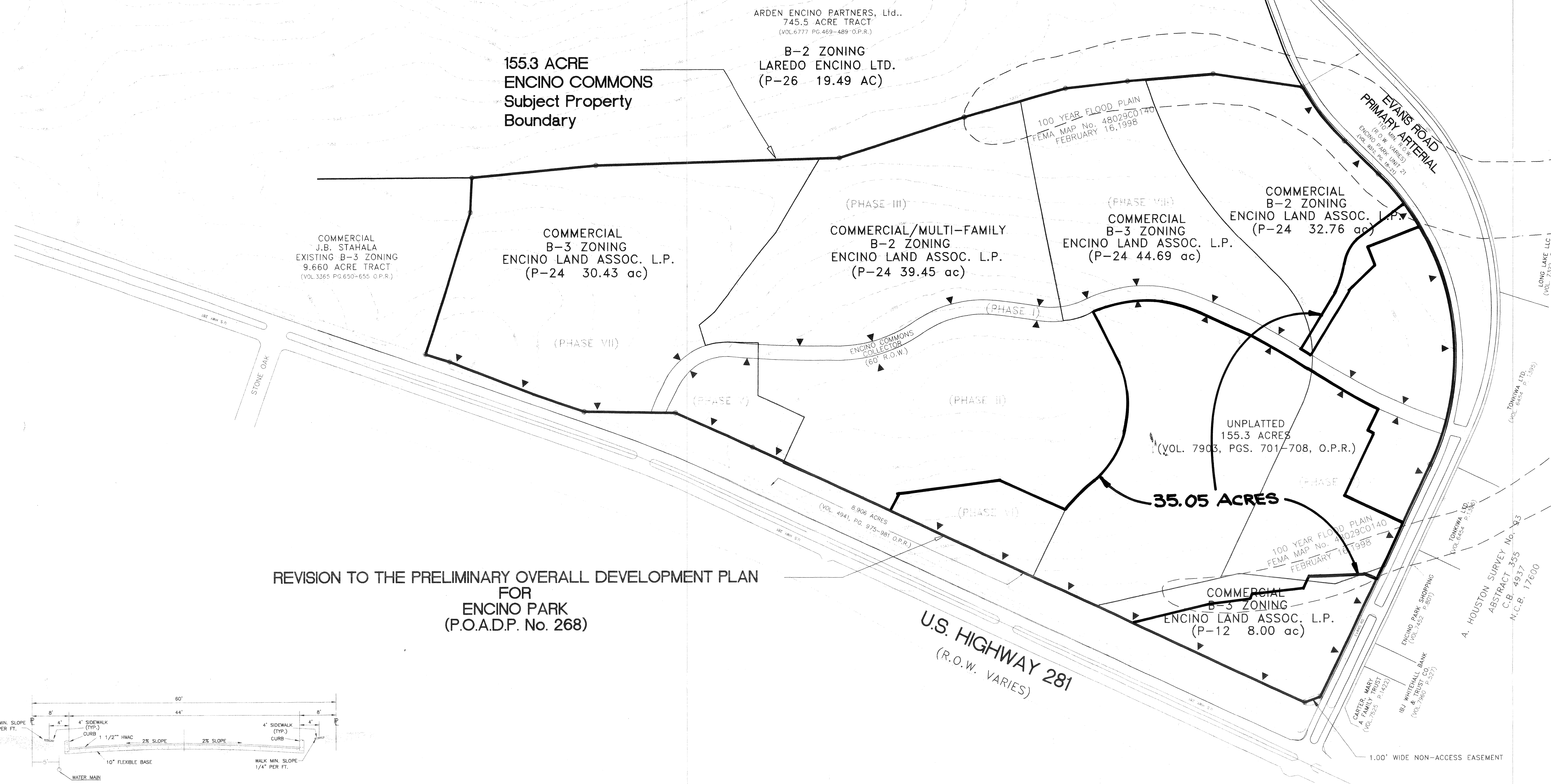
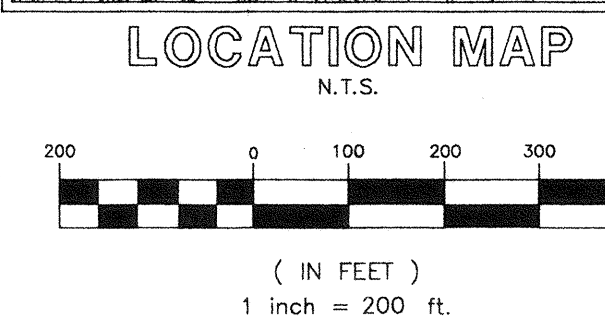
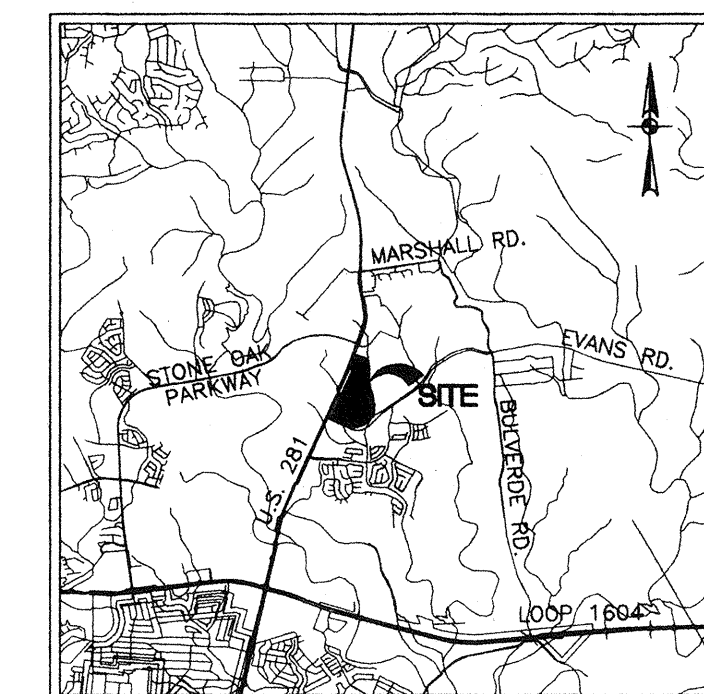
BY: Robert J. Waples
CITY CLERK

BY: Chris R. Waples
SECRETARY

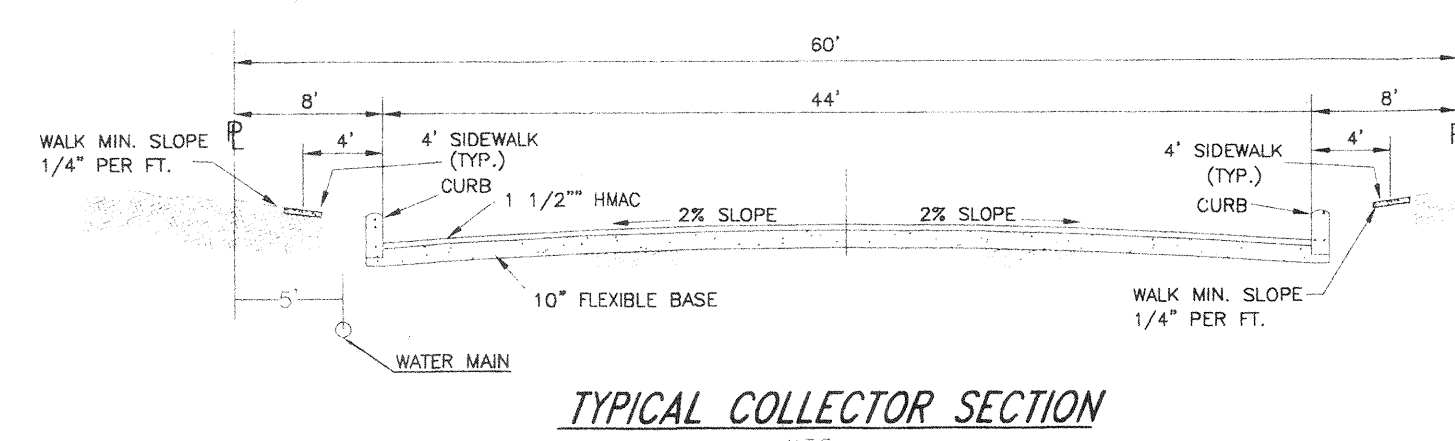
SHEET 1 OF 2

JOB NUMBER 4894.02

IRP # 04-08-162



REVISION TO THE PRELIMINARY OVERALL DEVELOPMENT PLAN
FOR
ENCINO PARK
(P.O.A.D.P. No. 268)



- NOTE:
1. THE PURPOSE OF THIS POADP REVISION IS TO UPDATE APPROVED ZONING RELATED CHANGES PER ZONING CASE Z20051 ONLY.
 2. DEVELOPMENT PHASES MAY VARY BASED ON LAND SALES AND MARKETING INDICATORS. ASSESSMENT OF PHASES SHOWN IS APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY.
 3. ► SYMBOL SIGNIFIES THE APPROXIMATE LOCATION OF A FUTURE DRIVEWAY.

DEVELOPER:
DAN DEICHERT, PRESIDENT
ENCINO LAND ASSOCIATES, L.P.
950 N. CENTRAL EXPRESSWAY
SUITE 220
DALLAS, TEXAS 78259

EXHIBIT A

PRELIMINARY OVERALL DEVELOPMENT PLAN
OF
ENCINO COMMONS AT ENCINO PARK No. 268C
(DEVELOPMENT RIGHTS PERMIT No. 054)

JOB NO. 4873-03
DATE OCTOBER-2000
DESIGNER W.C.C.
CHECKED A.G. DRAWN B.C.
SHEET 2 OF 2

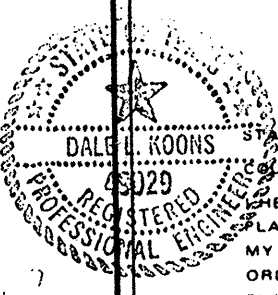
REVISIONS:

PAPE-DAWSON
ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMEY
SAN ANTONIO, TEXAS 78216
TEL. 210-255-5000
FAX 210-255-5000

ENCINO COMMONS AT ENCINO PARK No. 268C
(DEVELOPMENT RIGHTS PERMIT No. 054)

12/12/85
170080
S75.00 X 1
150



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

DALE L. ROONS, P.E.
VICKREY & ASSOCIATES, INC.

Dale Roons
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF January
A.D. 1985

Joanna Shelt
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

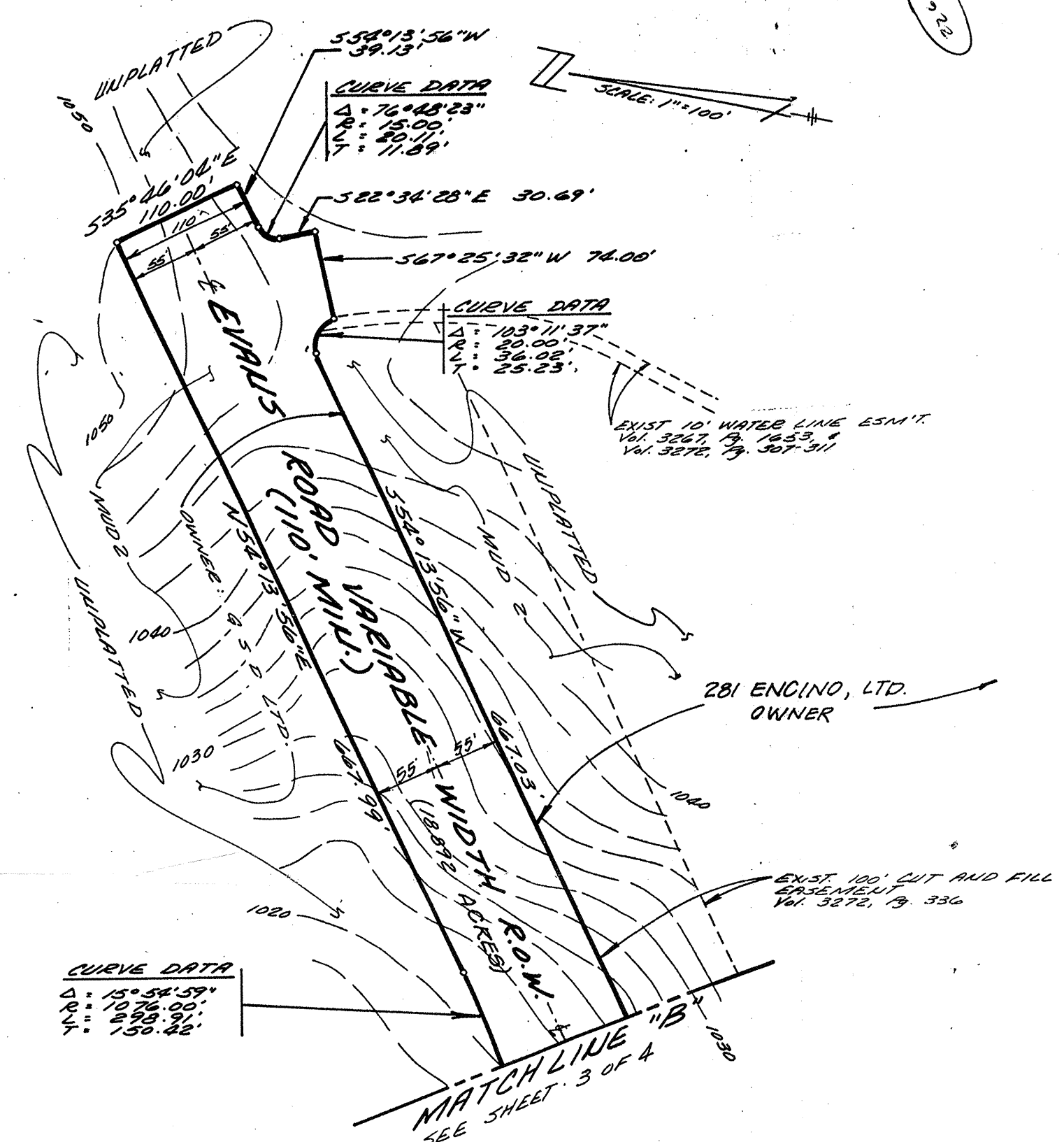
G S D, LTD.

DULY AUTHORIZED AGENT
Michael H. Gulley
OWNER

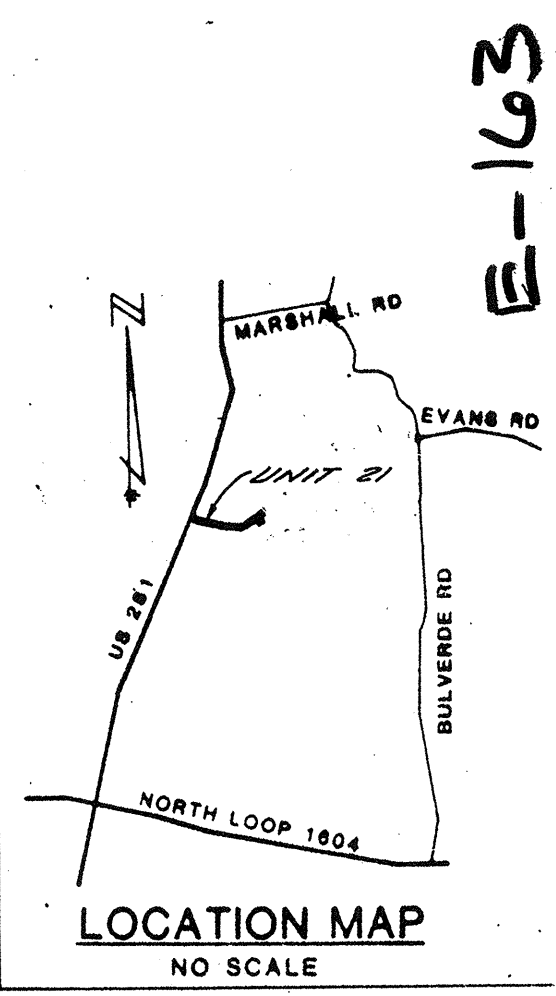
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Michael H. Gulley*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF January
A.D. 1985

Paula McLean
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



LEGEND
1800' PLUS SET AT ALL PROPERTY CORNERS
EXISTING COUNTRIES



E-163

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or lines, and erecting poles, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities and all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road Suite 108 San Antonio, Texas 78218

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 26th DAY OF June, 1985

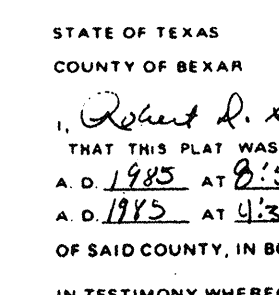
ATTESTED
Don L. Wilson
COUNTY JUDGE, BEXAR COUNTY, TEXAS
Kalvin D. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF
ENCINO PARK SUBDIVISION UNIT 21
21.113 ACRES OUT OF THE WILLIAM BRISBAY SURVEY NO. 3964, COUNTY BLOCK 4983, BEXAR COUNTY, TEXAS, AND OUT OF 1005.174 ACRES DESCRIBED BY DEED RECORDED IN VOL 3271, PG 1128 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ENCINO PARK SUBDIVISION UNIT 21 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 19th DAY OF June, 1985

Don L. Wilson
CHAIRMAN
Michael H. Gulley
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DALE L. ROONS, P.E.
VICKREY & ASSOCIATES, INC.

Dale Roons
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF January
A.D. 1985

Joanna Shelt
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

URP# 04-08-162

STATE OF TEXAS
COUNTY OF BEXAR
I, Robert L. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12th DAY OF December, A.D. 1985, AT 8:55 A.M. AND DULY RECORDED THE 12th DAY OF December, A.D. 1985, AT 4:32 P.M. IN THE RECORDS OF *Encino Park* PLAT OF SAID COUNTY, IN BOOK VOLUME 9512 ON PAGE 21.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12th DAY OF December, A.D. 1985.

VOL 9512
BEXAR COUNTY, TEXAS
BY *Robert L. Green*
COUNTY CLERK

SHEET 4 of 4

31-13

12/12/85
170078
525.00 Y 1
150

E-163

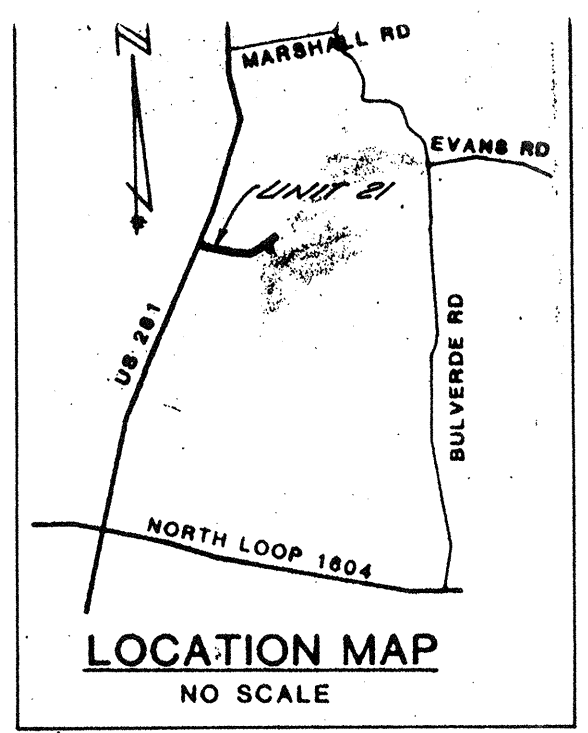
U.S. 281
200' R.O.W.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE EXISTING 100' CHANNEL EASEMENT SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER WATERCOURSES, DRAINS AND EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

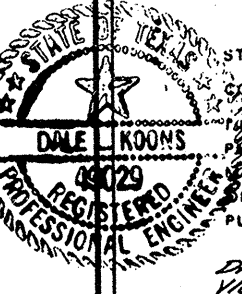
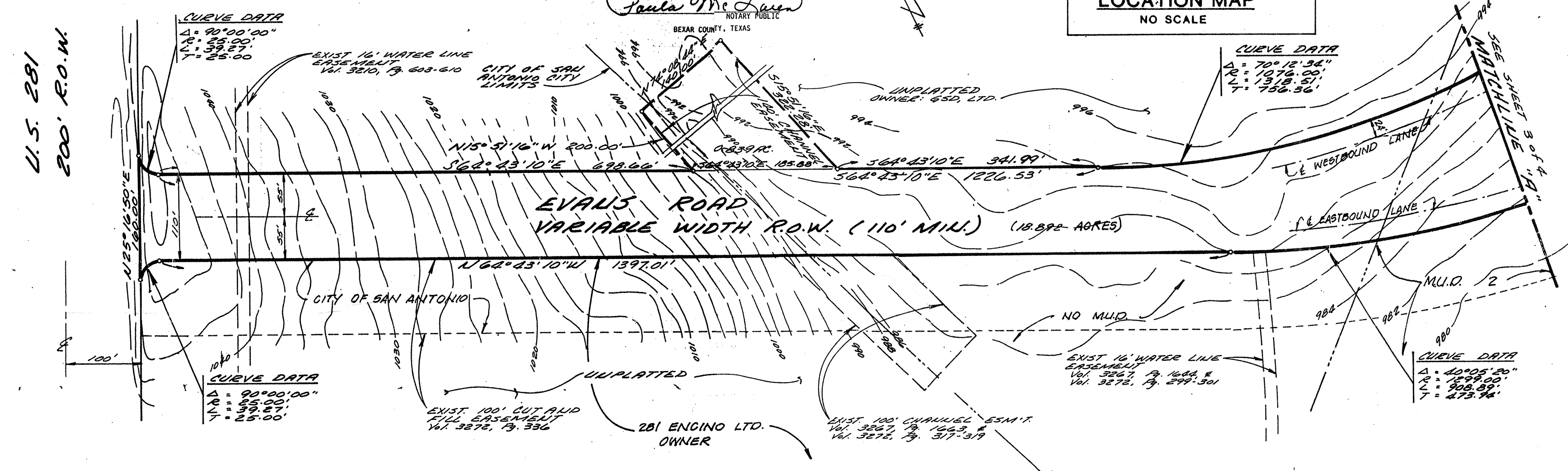
NOTARY PUBLIC
Paula McLean
BEXAR COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
JEFFREY T. SCHLESINGER, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AC-
KNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CON-
SIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF JAN
A.D. 1985



LEGEND
1800' PAV SET AT ALL
PROPERTY CORNERS
EXISTING CONTOURS



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE
PLANNING COMMISSION OF THE CITY

DALE L. ROOMS, P.E.
VICKREY & ASSOCIATES, INC.

Sworn to and subscribed before me this 15th day of January
A.D. 1985

NOTARY PUBLIC
Paula McLean
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-
COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSID-
ERATION THEREIN EXPRESSED.

G S D, LTD.

MICHAEL H. GUILLEY
GEOLOGICAL ENGINEER

DULY AUTHORIZED AGENT
Michael H. Guilley

STATE TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
MICHAEL H. GUILLEY, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF January
A.D. 1985

NOTARY PUBLIC
Paula McLean
BEXAR COUNTY, TEXAS

The City of San Antonio as a part of its electric and gas system (City Public Service
Board) is hereby dedicating the easements and rights-of-way for electric and gas dis-
tribution and service facilities in the area designated on this plat as Electric
Easement, "Utility Easement", "Anchor Easement", "Service Easement", "Overhang Easement",
"Transformer Easement", and "Transformer Easement" for the purpose of installing,
constructing, reconstructing, maintaining, removing, inspecting, patrolling and
erecting poles, hanging or burying wires, cables, conduits, pipelines or trans-
formers, each with the necessary appurtenances together with the right of ingress
and egress over grantor's adjacent land, the right to relocate said facilities
within said easement and right-of-way and the right to remove from said lands
all trees or parts thereof, or other obstructions which interfere or may interfere
with the efficiency of said lines or appurtenances thereof. It is agreed and under-
stood that no buildings, concrete slabs, or walls will be placed within said easement
areas.

Any CPS monetary loss resulting from modifications required or CPS equipment, located
within said easement, due to grade changes or ground elevation alterations shall be
charged to the person or persons deemed responsible for said grade changes or ground
elevation alteration.

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road Suite 108 San Antonio, Texas 78218

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, DOES HEREBY
CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS
COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND
REGULATIONS GOVERNING THE SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY
THE SAID COMMISSIONERS' COURT.

ON THIS THE 26th DAY OF June, 1985

ATTESTED
Robert D. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS
Robert D. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF
ENCINO PARK SUBDIVISION UNIT 21

21.113 ACRES OUT OF THE WILLIAM
BRISBAY SURVEY No. 39614, COUNTY
BLOOM, BEXAR COUNTY, TEXAS, AND
OUT OF 1005.174 ACRES DESCRIBED BY
DEED RECORDED IN VOL. 3871, PG. 1128
OF THE DEED RECORDS OF BEXAR
COUNTY, TEXAS.

THIS PLAT OF ENCINO PARK SUBDIVISION UNIT 21 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 19th DAY OF June, A.D. 1985

BY: [Signature]
CHAIRMAN
BY: [Signature]
SECRETARY

VRP#04-08-162

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IN ACCORDANCE
WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME.

DALE L. ROOMS, P.E.
VICKREY & ASSOCIATES, INC.

Sworn to and subscribed before me this 15th day of January
A.D. 1985

NOTARY PUBLIC
Paula McLean
BEXAR COUNTY, TEXAS

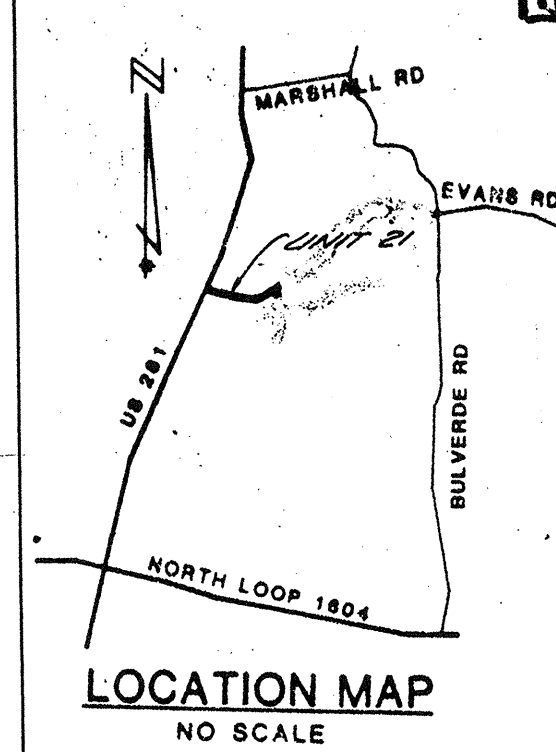
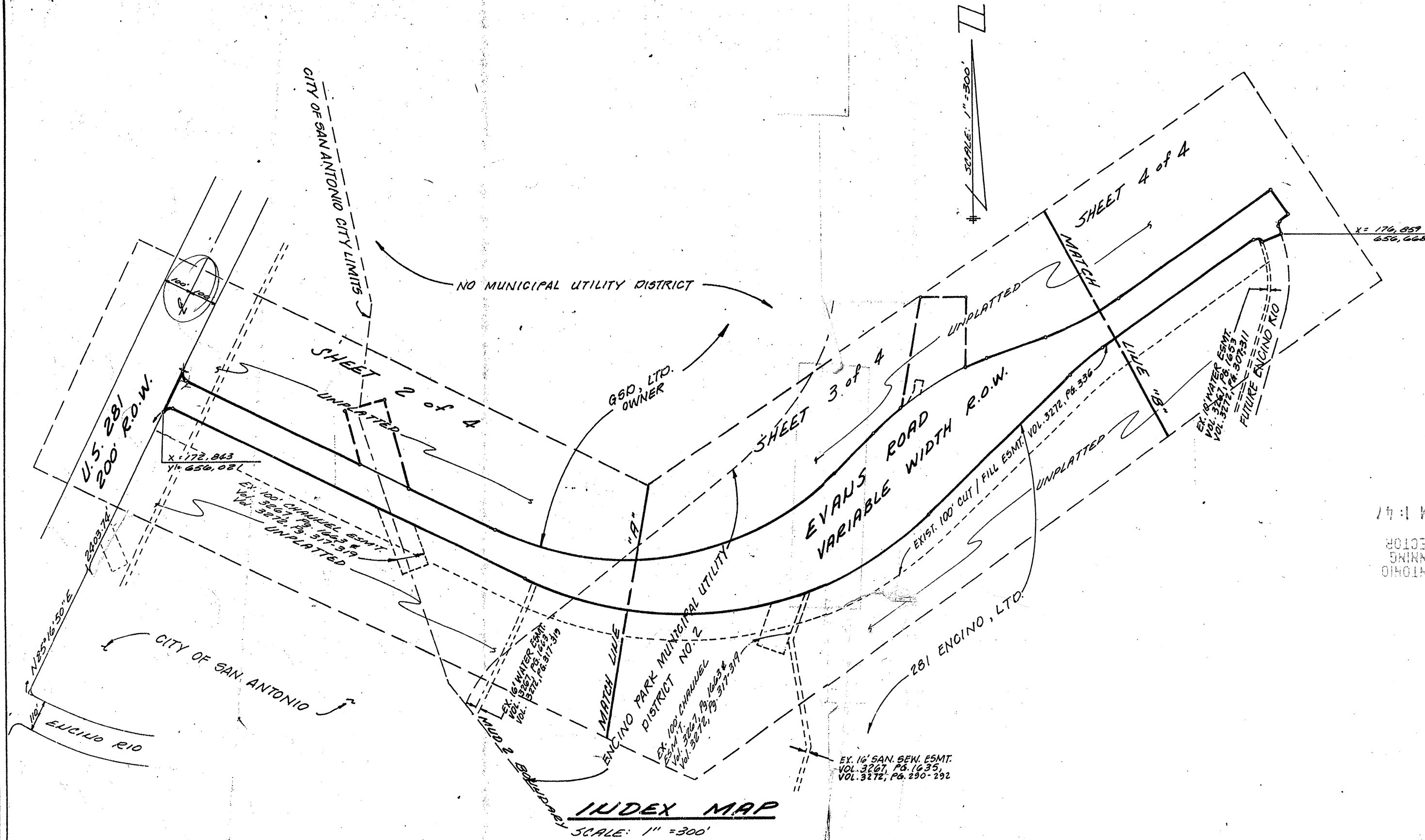
STATE OF TEXAS
COUNTY OF BEXAR
I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 15th DAY OF January
A.D. 1985, AT 2:50 PM, AND DULY RECORDED THE 15th DAY OF January
A.D. 1985, AT 4:07 PM, IN THE RECORDS OF Books & Plats
OF SAID COUNTY, IN BOOK VOLUME 9512, ON PAGE 19.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 15th
DAY OF January, A.D. 1985

VOL 9512
19

SHEET 2 of 4

13
12/12/85
170077
\$25.00 X 1
150



E-163

14:11 PM 11 70
OFFICE OF DIRECTOR
DEPT. OF PLANNING
CITY OF SAN ANTONIO

STATE OF TEXAS
COUNTY OF BEXAR
I, DALE L. KOOUS, P.E.,
VICKREY & ASSOCIATES, INC.,
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF January
A.D. 1985
JAMES M. STELLER
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, repairing, and erecting poles, hanging or burying wires, cables, conduits, pipes, lines or transformers, each with its necessary appurtenances, together with the right of ingress and egress over grantor's adjacent land, the right to locate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road Suite 109 San Antonio, Texas 78216

CERTIFICATE OF APPROVAL
The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners' Court of Bexar County, Texas, does hereby certify that the attached plat was duly filed with the Commissioners' Court of Bexar County, Texas and that with LAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT.
ON THIS 26th DAY OF June, 1985
ATTEST
Tom Vickers
COUNTY JUDGE, BEXAR COUNTY, TEXAS
+ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON PREVIOUS RECORDS.
DALE L. KOOUS, P.E.,
VICKREY & ASSOCIATES, INC.,
REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF January
A.D. 1985
JAMES M. STELLER
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDGATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
GSD, LTD.
DULY AUTHORIZED AGENT
MICHAEL H. GUILLEY
GENERAL PARTNER
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED
MICHAEL H. GUILLEY, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF January
A.D. 1985
Paula McLean
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF ENCINO PARK SUBDIVISION UNIT 21

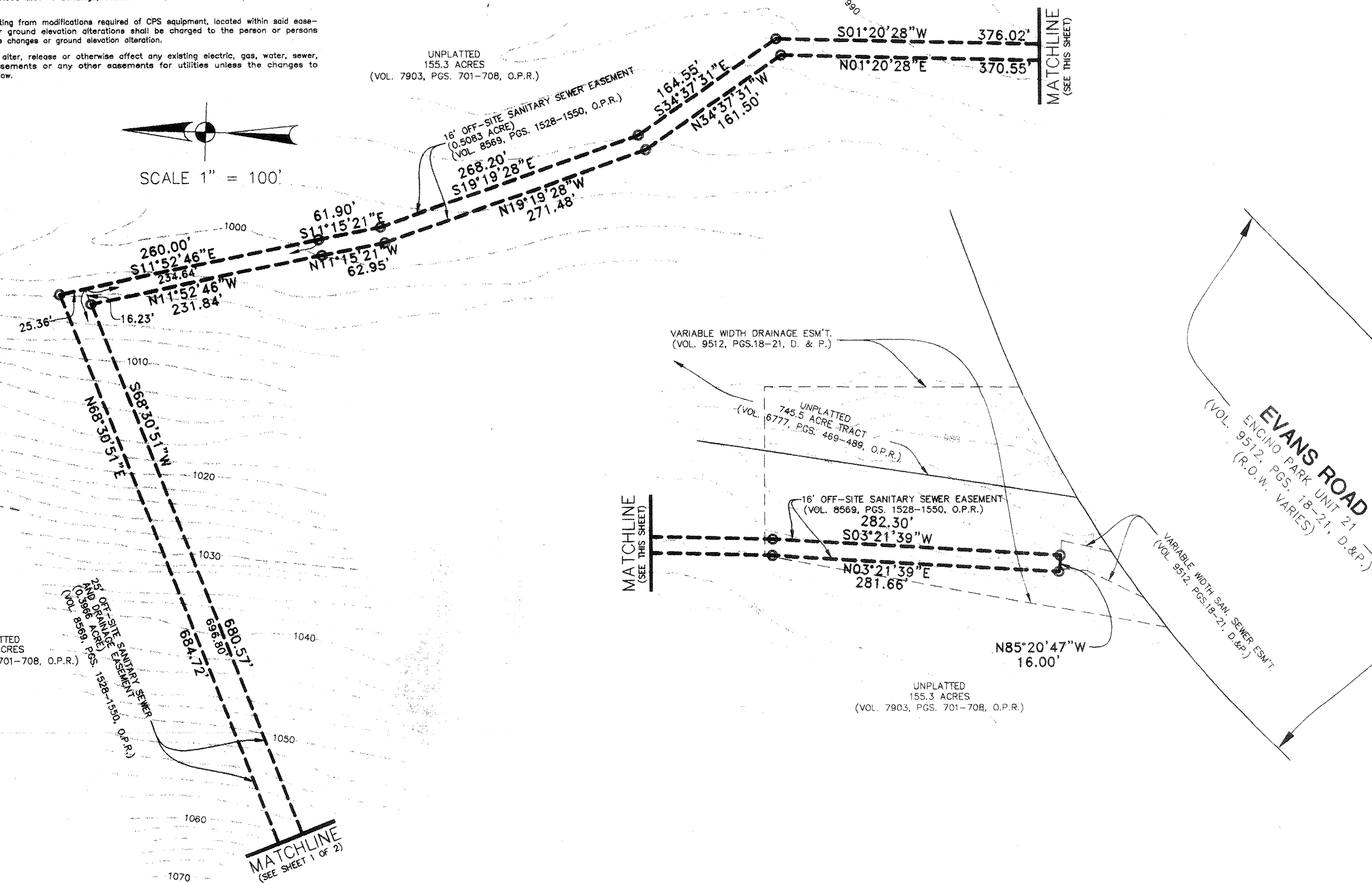
21.113 ACRES OUT OF THE WILLIAM
BRISBAIN SURVEY No. 396 1/4, COUNTY
BLOKE 8923, BEXAR COUNTY, TEXAS, AND
OUT OF 100.5176 ACRES DESCRIBED BY
DEED RECORDED IN VOL. 3271, PG. 1128
OF THE DEED RECORDS OF BEXAR
COUNTY, TEXAS.

THIS PLAT OF ENCINO PARK SUBDIVISION UNIT 21 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 19th DAY OF June, 1985
A.D. 1985
BY: [Signature]
SECRETARY

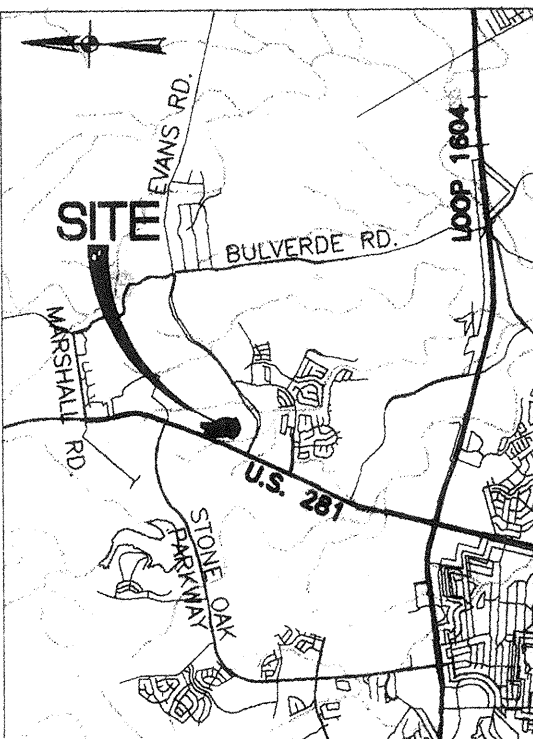
VRP#04-08-162
STATE OF TEXAS
COUNTY OF BEXAR
I, Robert D. Brown, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF December
A.D. 1985, AT 8:54 A.M., AND DULY RECORDED THE 13th DAY OF December
A.D. 1985, AT 4:05 P.M. IN THE RECORDS OF Deeds & Plats
OF SAID COUNTY, IN BOOK VOLUME 9512, ON PAGE 18.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF December, A.D. 1985.
VOL 9512 18
[Signature]
DEPUTY

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Sanitary Sewer Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or building wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within the easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, and other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

SCALE 1" = 100'



PLAT NO. 000367



PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.378.9000
FAX: 210.378.9010

- NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.
 3. BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
 4. BEARINGS SHOWN MUST BE ROTATED 0°00'23" CLOCKWISE TO MATCH N.A.D.83.
 5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALED FACTOR USED 0.99983.
 6. N.A.D.83 GRID COORDINATES DERIVED FROM LONESTAR, 1983 (P.L.D. #111908)
N: 13731522.2197 E: 2140520.8364
OBLATE, 1953 (P.L.D. #11951)
N: 13731522.9112 E: 2140520.8019
BITTERS, 1953 (P.L.D. #10072)
N: 13736984.2145 E: 2129377.7379

- TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS.
 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN HEREON FOR THE CONSIDERATION THEREIN EXPRESSED.

OWNER: *W. L. ...*
(30', 25' AND 16' OFF-SITE EASEMENTS ONLY)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DANIEL L. ORTIZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF November AD 2000.

Jennifer Lorette Hill
DALLAS, TEXAS
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A TRUE AND CORRECT SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION.

John Noel Nicholas
PROFESSIONAL LAND SURVEYOR
4402
STATE OF TEXAS
EXPIRES 09/16/2004

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Gerry Hickhoff*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF November AD 2000.

Gerry Hickhoff
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF November AD 2000 AT 1:00 P.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 4549 ON PAGE 210.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 21st DAY OF November AD 2000.

James B. ...
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *James B. ...* DEPUTY

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA. TV. = CABLE TELEVISION
SAN. SEWER = SANITARY SEWER
ESMT. = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D & P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
---1090--- EXISTING CONTOUR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF November AD 2000.

Julie M. ...
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF Tennessee
COUNTY OF Davidson

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: *Bobby P. ...*
LOT 1, BLOCK 10, NCB 17600 (21.10 ACRES)

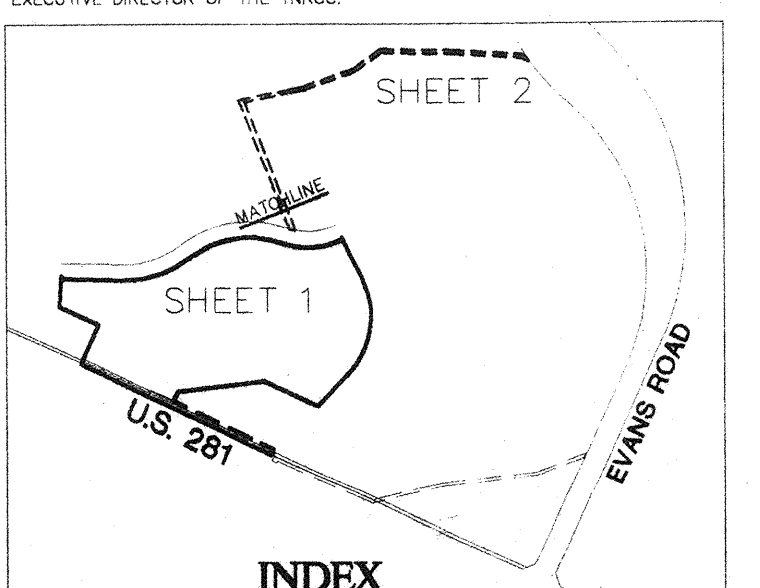
STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Anthony F. ...*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF November AD 2000.

Genny F. ...
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

EDWARDS AQUIFER RECHARGE ZONE NOTE
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRC.



DETENTION NOTE
DETENTION WILL BE PROVIDED FOR LOT 1, BLOCK 10, N.C.B. 17600 UNDER THE PLAT OF ENCINO COMMONS SUBDIVISION, UNIT-1 (PLAT No. 000455). NO BUILDING PERMIT WILL BE ISSUED FOR LOT 1, BLOCK 10, N.C.B. 17600, BRISTOL PARK AT ENCINO COMMONS, UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY THE DRAINAGE ENGINEERING SECTION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

SUBDIVISION PLAT OF BRISTOL PARK AT ENCINO COMMONS

BEING LOT 1, BLOCK 10, NEW CITY BLOCK 17600, A 21.10 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 8569, PAGES 1551-1558, AND A 30' OFF-SITE SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND DRAINAGE EASEMENT (0.4536 ACRE), A 25' OFF-SITE SANITARY SEWER AND DRAINAGE EASEMENT (0.3966 ACRE) AND A 16' OFF-SITE SANITARY SEWER EASEMENT (0.5083 ACRE) ALL OUT OF A 155.3 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 7903, PAGES 701-708, ALL IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF **BRISTOL PARK AT ENCINO COMMONS** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF September AD 2000

BY: *Robert J. ...*
CITY CLERK

BY: *...*
SECRETARY

Permit File # 04-08-162



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-08-162
Assigned by city staff

Date: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 11 PM 1:45

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

***Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.***

(a) Owner/Agent: Encino Land Associates, L.P.

Phone: (214) 692-8522

Fax: (214) 692-8545

Address: 1250 W. Mockingbird, Suite 220

City: Dallas

State: Texas

Zip code: 75247

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Cara C. Tackett, P.E.

Address: 555 East Ramsey

City: San Antonio

State: TX

Zip code: 78216

(b) Name of Project: 35.05-Acre Encino Commons Tract

(c) (k) Site location or address of Project and Legal description: Northeast corner of US Hwy. 281 and Evans Road.

35.05 acres out of a 34.70-acre tract of land and a 31.89-acre tract of land both being the remainder of a 155.3 acre tract of land described in instrument recorded in Volume 7903, page 701-708 of the Official Public Records of Real Property of Bexar County, Texas and being out of the Wm. Brisbin Survey Number 396½, Abstract Number 55, County Block 4923, NCB 18217, in the City of San Antonio, Bexar County, Texas, as shown on Exhibit A.

- **Approved Plat**

Plat Name: Encino Park Subdivision, Unit-21 **Plat #** N/A **Acreage:** 21.113 **Approval**

Date: N/A **Plat recording Date:** 12-Dec-85 **Expiration Date:** N/A **Vol./Pg.** 9512/18-21

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Others**

Type of Permit: POADP #268C (Encino Commons at Encino Park) **Date issued:** 10-30-00

Expiration Date: N/A **Acreage:** 155.3

Plat Name: Bristol Park at Encino Commons **Plat #** 000367 **Acreage:** 21.10 **Approval**

Date: 13-Dec-00 **Plat recording Date:** 24-Jan-01 **Expiration Date:** N/A **Vol./Pg.** 9549/209

(Note: Two maps of the area must be provided)

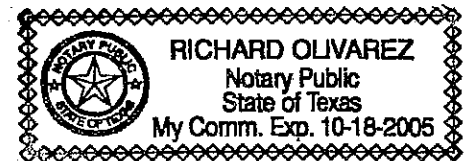
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Riley L. Lamm **Signature:** RUBEN CERVANTES **Date:** 2/05/2002

Sworn to and subscribed before me by on this 5th day of FEBRUARY 2002, to certify which witness by hand and seal of office.

[Signature of Notary Public]



Notary Public, State of Texas, My Commission expires: 10-18-2005

AREA WITHIN P.O.D.P. 2-7-02

City of San Antonio use



Approved

as of dates of application documents



Disapproved

Review By: [Signature] **Date:** 2-6-02

Assistant City Attorney

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3204302

AMT ENCLOSED _____

50-04-5573
PAPE DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78217

AMOUNT DUE 160.00
INVOICE DATE 8/12/2004
DUE DATE 8/12/2004

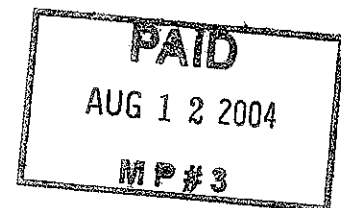
PHONE: (000) 000-0000

VESTED RIGHTS FEE FOR VRP#04-08-162

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 8/12/2004 INVOICE 3204302 ACCOUNT 50-04-5573 DUE DATE 8/12/2004 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018838-001	DEVELOPMENT RIGHTS	160.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 08/12/2004 CK#050460 VRP#04-08-162
END 08/12/2004

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	160.00	0.00	160.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

C I T Y O F S A N A N T O N I O
DS-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

PAGE 1 OF 1



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: #VRP 04-08-162

Received: August 11, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval o Disapproval o Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By: 
Norbert J. Hart
Assistant City Attorney

Date: August 11, 2004

Comments: This is a request to approve a project identified as "clearing and/or grading" of 35.05 acres of property in the Encino Park POADP #268 with 100% of the property being identified as impervious surface (1,526,778 square feet.) with 610,712 square feet of commercial use. No project has been identified that can be specifically matched to the Encino Park POADP, therefore a final vested rights determination cannot be made at this time. **Provided** that a project is identified that matches the above description and the land use depicted on the original POADP #268, recommend that vested rights be approved for the 35.05 acres depicted in the application effective November 13, 1984.

If I can be of any further assistance, please contact me at 207-8989.

02 FEB -5 PM 3:57

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUL 11 PM 1:46

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB -6 AM 8:49

Security enhanced document. See back for details.

SOUTHWEST LAND & BUILDING COMPANY, LLC
8950 N. CENTRAL EXPWY #220 214-692-8522
DALLAS, TX 75231

488

PAY TO THE ORDER OF CITY OF SAN ANTONIO

DATE 1/24/02

88-554/1130
201

ONE HUNDRED SIXTY

\$ 160.00

❖ **Sterling Bank** ❖

P.O. Box 569787 • 214-678-8000 • Dallas, TX 75247-4902
214-678-8888 • 24 Hr Account Info

DOLLARS

Security tests are included. Details on back.

FOR

Handwritten signature

⑈000488⑈ ⑈113005549⑈ ⑈20110000⑈

Permit File # 04-08-162

City of San Antonio use

Permit File: # 04-08-162
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: MOK
Development Services Department

Date: 8/12/00

Comments: As of NOVEMBER 13, 1982 for
35.05 Acres of property in the Enclave Park
P.O.D. D. 18 # 268 and identified by the
site Plan as the project.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 11 PM 1:39

Permit File # 04-08-162



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-08-162
Assigned by city staff

Date: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 11 PM 1:45

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Encino Land Associates, L.P.

Phone: (214) 692-8522 Fax: (214) 692-8545

Address: 1250 W. Mockingbird, Suite 220

City: Dallas State: Texas Zip code: 75247

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Cara C. Tackett, P.E.

Address: 555 East Ramsey

City: San Antonio State: TX Zip code: 78216

(b) Name of Project: 35.05-Acre Encino Commons Tract

(c) (k) Site location or address of Project and Legal description: Northeast corner of US Hwy. 281 and Evans Road.

35.05 acres out of a 34.70-acre tract of land and a 31.89-acre tract of land both being the remainder of a 155.3 acre tract of land described in instrument recorded in Volume 7903, page 701-708 of the Official Public Records of Real Property of Bexar County, Texas and being out of the Wm. Brisbin Survey Number 396½, Abstract Number 55, County Block 4923, NCB 18217, in the City of San Antonio, Bexar County, Texas, as shown on Exhibit A.

Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet Commercial 1, 526,778 square feet

(e) Total area of impervious surface, in square feet 1,526,778 square feet

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; Commercial 610,712 square feet

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? November 13, 1984

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

None

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: POADP #268C (Encino Commons at Encino Park) Date of Application: _____

Permit Number: 268C Date issued: October 30, 2000

Expiration Date: N/A Acreage: 155.3

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04-11-11 1:45 PM

Permit File # 04-08-162

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Encino Park #268

Date accepted: November 13, 1984 Expiration Date: N/A MDP Size: 1848.878 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Encino Park Subdivision, Unit-21 Plat # N/A Acreage: 21.113 Approval

Date: N/A Plat recording Date: 12/12/85 Expiration Date: N/A Vol./Pg. 9512/18-21

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

*Permit - Type of Permit: Vested Rights Permit Date of application: 2/6/02

Permit Number: VRP#02-02-064 Date issued: 2/6/04

Expiration Date: N/A Acreage: 155.3

*Plat - Plat Name: Bristol Park at Encino Commons Plat#: 000367 Approval Date: Dec. 13, 00

Plat Recording Date: Jan. 24, 01 Expiration Date: N/A Vol./Pg. 9549/209

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: DANIEL L. DEICHER Signature: [Signature] Date: 2/10/04

Sworn to and subscribed before me by Daniel L. Deichert on this 10th day of August in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

Permit File #

04-08-162

City of San Antonio use

Permit File: # 04-08-162
Assigned by city staff

Assigned by city staff

Date: _____

☐ **Approved**☐ **Disapproved**

Review By: _____ Date: _____
Development Services Department

Development Services Department

Comments:

04 JUL 11 PM 1:45
CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR